



**12 A Millstone Close**  
Horncastle, Lincolnshire. LN9 5SU

**BELL**



## 12A Millstone Close Horncastle

**NO ONWARD CHAIN!** 12A Millstone Close is an exceptionally well-presented property located to the heart of the well-served Georgian market town of Horncastle. With a large, front (South) facing Lounge stepping through to dining kitchen, with adjacent utility and cloakroom; the property continues with two bedrooms and family bathroom above. A large garage is accessed via an electric door to the front or patio door at the rear; with gravelled driveway parking, a smaller front and larger rear lawn and decking space completing the plot. The property benefits from solar panels.

The property is approximately 20 miles from the vibrant city of Lincoln; while the coast is a touch further to the East - both accessed via regular public links from Horncastle town centre. The Spa Trail walking route and Horncastle's concentrated area of sporting facilities are particularly close to the property with a footpath offering direct access. Millstone Close leads back to Langton Hill, at the bottom of which is the prestigious Queen Elizabeth's Grammar School and a petrol station with convenience store.



### ACCOMMODATION

**Hallway** with wood double glazed front entrance door, wood effect flooring, carpeted staircase to first floor, radiator, ceiling light. Door to:

**Lounge** having uPVC double glazed bay window; wood effect flooring, radiators, built in under stairs storage space, TV point, ceiling light and power points. Door to:



**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels, Lamona 1 1/2 bowl sink and drainer to roll edge wood effect worktop, integrated fridge-freezer, dishwasher, Belling oven, Lamona induction hob beneath extractor canopy. Wood effect flooring, radiator, ceiling light and power points.

**Utility** having uPVC double glazed obscure patio door to rear aspect; storage units to base and wall levels plus full height cupboard, Lamona sink and drainer to roll edge worktop with space and connections for under counter washing machine and dryer. Wood effect flooring, radiator, ceiling light and power points. Door to:

**Cloakroom** comprising; low level WC, corner wash hand basin, wood effect flooring, radiator and ceiling light.

### First Floor

**Landing** with wood floor, built in airing cupboard, loft access hatch and ceiling light. Doors to:

**Bedroom 1** with uPVC double glazed window to front aspect; carpeted floor, TV point, radiator, ceiling light and power points.

**Bedroom 2** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

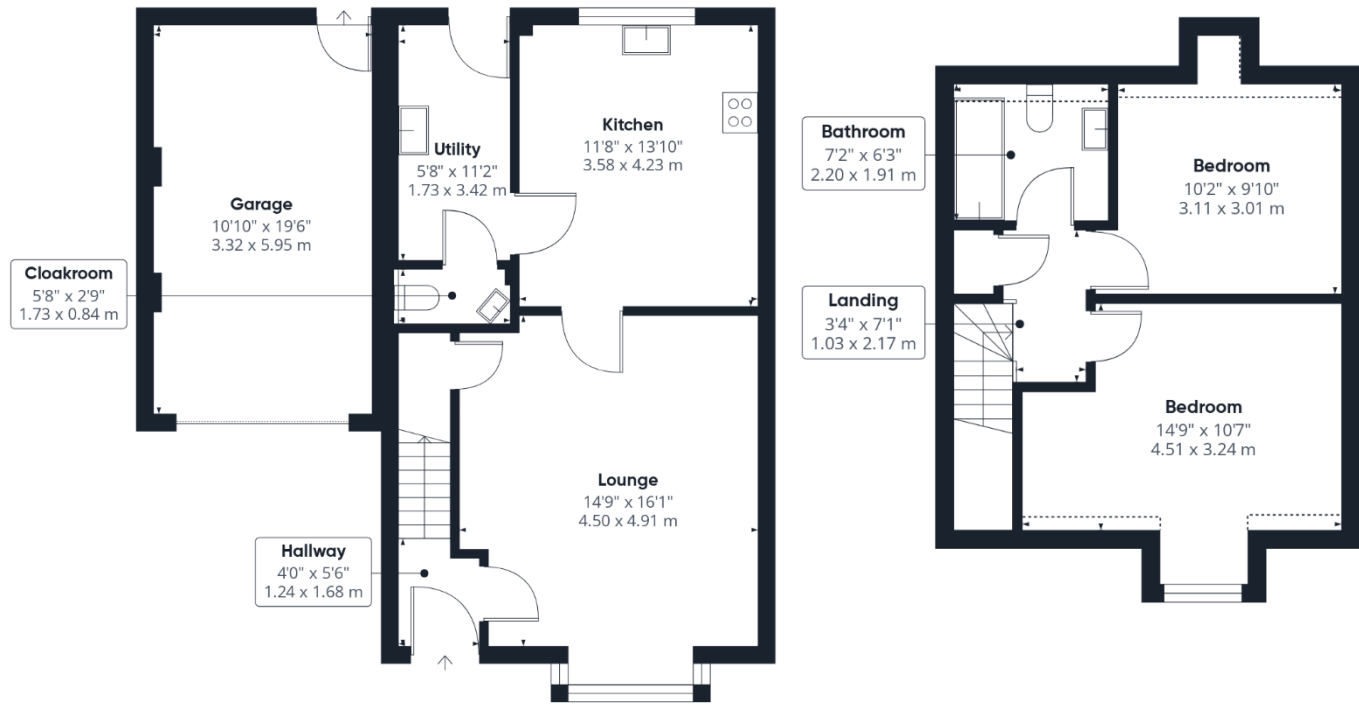
**Bathroom** having uPVC double glazed window to rear aspect; bath with tiled surround and shower over, wide basin to storage unit with illuminated mirror over and low level WC. Wood effect flooring, heated towel rail and ceiling light.

### OUTSIDE

The property is approached up a gravel driveway, leading to the **Large Garage** with electric up and over door to front, uPVC double glazed obscure door to rear, light and power.

The front garden is laid to lawn, with a paved path leading from the drive to the front door. The rear, a child and pet friendly, secure space is lawned with a composite decking seating area to one side, and small flowerbeds to two corners.





East Lindsey District Council –  
Tax band: B

**ENERGY PERFORMANCE  
RATING: TBC**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office  
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